

# theshire

MARCH 2021

GLENSHIRE DEVONSHIRE RESIDENTS' ASSOCIATION MAGAZINE



**GDRA Signage | 07**


**Light Pollution | 09**

**Winter Energy Efficiency | 18**

**MEADOWS**

**Mitigate Climate Change | 21**

# ALL-NEW



## RED BLOOM

ASIAN KITCHEN



Red Bloom Asian Kitchen at Atlantis, a modern twist on authentic Asian dishes inspired by the Far East. Expect the unexpected from Dim Sum prepared before you, Cantonese-style Pork and Shrimp Siu Mai, Korean Short Rib Bowl, Soft Shell Crab Bao Bun to hand-crafted specialty cocktails, famed artisan Umenoyado Brewery Saké to hand-selected Asian beers.

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# theshire contents

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## features



07

### GDRA Signage

The Association is replacing and increasing signage on Glenshire/Devonshire private property.



09

### Light Pollution

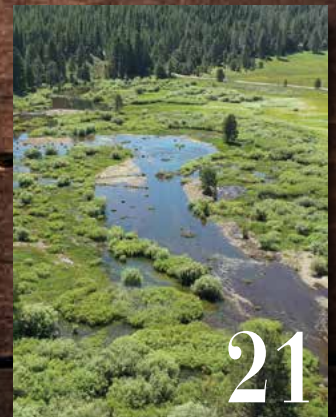
For billions of years, all life has relied on Earth's predictable rhythm of day and night. It's encoded in the DNA of all plants and animals.



18

### Winter Energy Efficiency

We are coming up on a full year of "pandemic life" and settling into the first full winter in this new "environment". Even during a normal winter season, there is typically an increase in electric use.



21

### Meadows & Climate Change

Healthy meadows provide critical habitat for all kinds of wildlife, support native vegetation, and improve water quality - but they also play an important role in mitigating the effects of climate change.





## MESSAGE FROM THE PRESIDENT

Together we can meet the needs of our community, further the health of our environment, and improve the safety of our neighborhood.

### Happy 2021 Glenshire / Devonshire Residents' Association!

It's challenging not to start this message with one of the many clichés that have blanketed our communication over the past year. So, I will start by sending good wishes for a healthy and productive new year to all of our members and families. Covid has introduced challenges and opportunities for each of us. We have successfully met most of those challenges. As for those that we desire to improve on, we will work together as a neighborhood, a community, a family, to succeed.

Our membership of 1,357 recognized approximately 100 new members in 2020. We welcome all of these new members and encourage you to get involved in our community. We have many committees and other volunteer opportunities available throughout the year. Please share your knowledge, skills, and strength!

It's the summation of little successes that made such a positive impact to our community in 2020. Not only did we see our northern tennis court beautifully repaired, but our staff recognized that tennis was an acceptable recreational opportunity and worked to get the courts opened early for our members. This amazing staff also developed a pool use system to meet state requirements, providing even more opportunities and making the best of the shortened season. Fire fuel thinning, property inspections, board meetings, open space improvements, parking lot reconstruction, and so much more was managed by our staff while working remotely and shorthanded.

Our board members worked so many hours in 2020 to support our community. Andy, Kathleen, Adrian, Carla, and Doug dedicated numerous days, evenings, and weekends to provide

insight and direction in the management of The Association as well as unforeseen challenges. The Truckee Fire Department provided unmatched support for us in achieving our initial Fire-Wise Designation and GDRA has since successfully obtained our 2020 and 2021 renewals. Numerous committee members volunteered to advance our community in fire safety, design compliance, and CC & R updating. Don, Jennifer, Mary-Anne and Sheila, amazing self-directed volunteers, continually provide valuable common space and trail maintenance which significantly contributes to improving the health of our pond and surrounding environment.

Opportunities. We live in a beautiful community which takes many hands to maintain and improve. In this issue of The Shire and on [glenshiredevonshire.org](http://glenshiredevonshire.org) you will find opportunities where you can become more involved in your neighborhood. Together we can meet the needs of our community, further the health of our environment, and improve the safety of our neighborhood. Thank you to those that have and those that will.

Be well.

*Claudia Hanson*  
Claudia Hanson,  
GDRA Board President



The advertisement for Glenshire General Store is divided into two main sections. The top section features two photographs of sandwiches: one is a sub sandwich cut in half, showing fillings of tomatoes, lettuce, and meat; the other is a panini sandwich, also cut in half, showing melted cheese and meat. Below these images is a circular logo with a green border. Inside the logo, there is a stylized illustration of a mountain range with evergreen trees in the foreground. The text 'Glenshire General Store' is written in a white, serif font across the middle of the logo. The bottom section of the advertisement has a background of vertical wooden planks. At the very bottom, there is a dark silhouette of a forest line. Overlaid on the wooden background is the text 'ORGANIC GROCERIES', 'DELI', and 'BEER & WINE' in a bold, white, sans-serif font. Below this, the text 'YOUR LOCAL GROCERY STORE' is written in a smaller, white, sans-serif font. The phone number '530.587.1819' is displayed in a large, bold, white, sans-serif font. At the bottom, the address '10095 Dorchester Drive | Truckee, California' is written in a smaller, white, sans-serif font.







## Resident Article Submissions

The Shire is accepting community and resident article submissions and cover photos for future issues of The Shire. Share something important about our community! Include

photos where applicable. Photo submission guidelines: digital, high resolution JPG files. Have an idea, but not sure? Give Lori at the clubhouse office a call 530.587.6202. Submit articles & photos to peggy@cc.media. Upcoming issue - May 2021 (submit by March 15, 2021).

**Send us articles & photos to include in the next Shire Magazine! We Want to hear from you!**

**POSITIONS NOW OPEN**

**HAVE FUN IN THE SUN WHILE YOU MAKE MONEY!**

APPLICATIONS AVAILABLE 4/1/21 AT [GLENSHIREDEVONSHIRE.COM](http://GLENSHIREDEVONSHIRE.COM)

PLEASE INCLUDE A COVER LETTER & RESUME WITH YOUR APPLICATION.

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15726 Glenshire Drive | 530.587.6202



Cover photo by Emily Rademacher  
[flowphototahoe@gmail.com](mailto:flowphototahoe@gmail.com)

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[publishing@cc.media](mailto:publishing@cc.media) | [www.cc.media](http://www.cc.media)

### BOARD MEMBERS

Claudia Hanson, President  
 Andy Anderson, Treasurer  
 Kathleen Raber, Secretary  
 Adrian Juncosa, Member at Large

### DESIGN REVIEW COMMITTEE

Ron Boehm  
 Dennis Martin  
 Brian McEneaney  
 Tyler Ross

### GDRA STAFF

Lori Kelley, Operations Manager  
 Heather Menges, Admin

### CLUBHOUSE OFFICE

15726 Glenshire Drive, Truckee, CA 96161  
 530.587.6202

Office staff is mostly working remotely and are at pool pass office Mondays 11am - 2pm/ Wednesdays 5-7pm (subject to change) until further notice. Staff is happy to meet members by appointment.

### CONTACT US

Main Office: 530.587.6202  
 Pool (when open): 530.587.5519  
 email: [info@glenshired Devonshire.com](mailto:info@glenshired Devonshire.com)  
[www.glenshired Devonshire.com](http://www.glenshired Devonshire.com)

### BOARD OF DIRECTORS

#### MEETING SCHEDULE

6pm via Video/Teleconference  
 March 10, 2021  
 May 12, 2021  
 June 9, 2021  
 August 11, 2021

DESIGN REVIEW COMMITTEE MEETINGS  
 Design Review Committee (DRC) meets the 2nd and 4th Tuesdays of the month at 7am (subject to change). DRC meetings will be canceled if no items are on the agenda 10 days in advance of the meeting.

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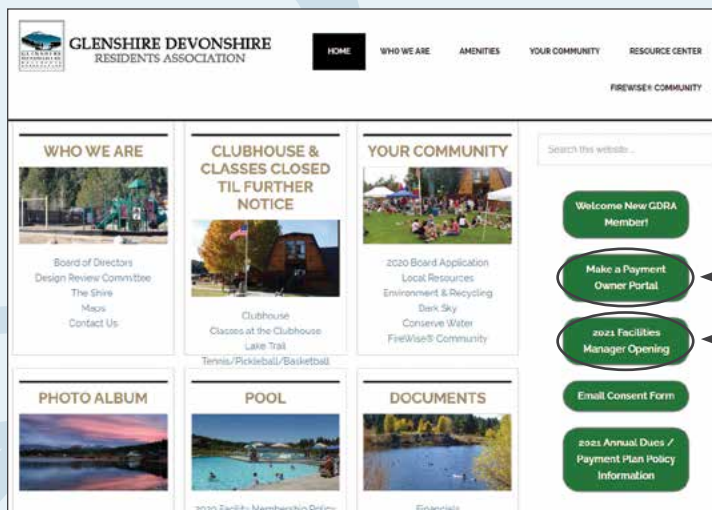
Kevin Spurgeon  
 Certified Arborist  
 #WE10389





## NEW! OWNER PORTAL

Secure owner  
portal system  
launched in  
February!



### New GDRA Owner Portals

The Glenshire/Devonshire Residents' Association launched a new secure owner portal system in February, where members can view their balances, make payments and view documents. Design review and more features will roll out as staff and owners get acclimated to this new system. We look forward to increasing efficiency with GDRA Members through these new portals.

If you have not yet set up your portal, please go to [glenshiredevonshire.com](http://glenshiredevonshire.com) and look for "Owner Portal" button, or just email [info@glenshiredevonshire.com](mailto:info@glenshiredevonshire.com) and we will resend your portal invite.

IMPORTANT: Owners that wish to receive association documents electronically as opposed to paper mail, please complete and submit the E-Consent form at [www.glenshiredevonshire.com](http://www.glenshiredevonshire.com)

Feel free to contact us at [info@glenshiredevonshire.com](mailto:info@glenshiredevonshire.com) with any questions.

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# GDRA SIGNAGE

Have you seen more signs on GDRA common space?

The Association is replacing and increasing signage on Glenshire/Devonshire private property for many reasons:

- Increasing safety
- Helping protect the environment and wildlife
- Benefiting Glenshire/Devonshire Residents by reducing risks and related costs, and preserving their private common space property

## Signs include:

Private Property – GDRA Residents & Guests Only/No Trespassing/No Smoking  
No Skating, Swimming, Boating, Fishing  
Icy Conditions  
Pick Up Pet Waste  
Idle Free Zone  
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## GDRA GOOD NEIGHBOR

### 10 ways to be a great Glenshire Devonshire Member!

#### 1. Use Dark Sky Exterior Lighting

Dark skies are one of the reasons many of us live in the mountains and not a city. Town of Truckee and Glenshire have Dark Sky ordinances. Studies have shown that bright lights are harmful to wildlife, effecting feeding, mating and more. Visit [www.darksky.org](http://www.darksky.org) for more information. **Less of Our Light, More Star Light!**

#### 2. Maintain Defensible Space

Defensible space on every property matters toward increasing fire safety for the entire region. Find helpful information at [www.truckee-fire.org/defensible-space](http://www.truckee-fire.org/defensible-space)

#### 3. Pick Up Pet Waste At All Times

Pet waste is a pollutant of the Glenshire Lake, which flows into the Truckee River. Many streams and drainages flow to the Glenshire Lake, so picking up pet waste on and off trails is important.

#### 4. Keep Control of Pets

Pets chasing wildlife can be very detrimental, especially during nesting and fawning seasons. Keep dogs from roaming and respect use of leashes for their safety and the safety of others. We request dogs not go on the Glenshire Lake island.

#### 5. No RV Living

Pursuant to GDRA rules and regulations.

#### 6. Contact GDRA Office For Exterior Improvement Approvals

Most exterior improvements require GDRA approval, including but not limited to: Painting / Windows / Sheds / Fences / Additions / Parking Areas / Tree Removal. Some improvements require a Design Review Committee approval, others staff approval

#### 7. Responsible Use of Dumpsters, Bins and Carts

Please contact GDRA staff if you need to use the clubhouse dumpster. Please tie all bags and don't put cardboard or green waste in the dumpster. Please don't put household trash in the clubhouse bear bins or over the dumpster gate. Please help protect wildlife and store recycle carts in an enclosed area until morning of pick up.

#### 8. Respect Your Neighborhood

Respect construction hours: Mon - Fri 7am - 8pm / Sat, Sun & Federal Holidays 9am - 7pm. Restrict Noise pollution: loud music, machinery, barking dogs, etc.

#### 9. Help Keep Your Neighborhood Safe

Do not use Fireworks, Bottle Rockets, etc. They are dangerous, not allowed and against the law. Please respect the speed limits and bike lanes.

#### 10. Help Your Community by Volunteering

Lake, Trails, Neighborhood Defensible Space Days and more. Contact GDRA staff to find out how [info@glenshiredevonshire.com](mailto:info@glenshiredevonshire.com)



### Be Informed, Stay Informed Sign Up Today

Nixle keeps you up-to-date with relevant information from your local public safety departments.

Nixle has introduced **SmartPath**, which automatically prioritizes emergency messages and helps manage the potential clutter of non-emergency updates and reminders.

#### 3 Easy Ways To Receive Notifications:

- text your zip code to 888-777
- Download the mobile app to your phone
- Visit [www.Nixle.com](http://www.Nixle.com) and register







# LIGHT POLLUTION

## Light Pollution Effects On Wildlife And Ecosystems

For billions of years, all life has relied on Earth’s predictable rhythm of day and night. It’s encoded in the DNA of all plants and animals. Humans have radically disrupted this cycle by lighting up the night.

Plants and animals depend on Earth’s daily cycle of light and dark rhythm to govern life-sustaining behaviors such as reproduction, nourishment, sleep and protection from predators.

Scientific evidence suggests that artificial light at night has negative and deadly effects on many creatures including amphibians, birds, mammals, insects and plants.

### Artificial Lights Disrupt The World’s Ecosystems

Nocturnal animals sleep during the day and are active at night. Light pollution radically alters their nighttime environment by turning night into day. According to research scientist Christopher Kyba, for nocturnal animals, “the introduction of artificial light probably represents the most drastic change human beings have made to their environment. Predators use light to hunt, and prey species use darkness as cover.” Kyba explains, “near cities, cloudy skies are now hundreds, or even thousands of times brighter than

they were 200 years ago. We are only beginning to learn what a drastic effect this has had on nocturnal ecology.” Glare from artificial lights can also impact wetland habitats that are home to amphibians such as frogs and toads, whose nighttime croaking is part of the breeding ritual. Artificial lights disrupt this nocturnal activity, interfering with reproduction and reducing populations.

### Artificial Lights Have Devastating Effects On Many Bird Species

Birds that migrate or hunt at night navigate by moonlight and starlight. Artificial light can cause them to wander off course and toward the dangerous nighttime landscapes of cities. Every year millions of birds die colliding with needlessly illuminated buildings and towers. Migratory birds depend on cues from properly timed seasonal schedules. Artificial lights can cause them to migrate too early or too late and miss ideal climate conditions for nesting, foraging and other behaviors.

### Ecosystems: Everything Is Connected

Many insects are drawn to light, but artificial lights can create a fatal attraction. Declining insect populations negatively impact all species that rely on insects for food or pollination. Some predators exploit this attraction to their advantage, affecting food webs in unanticipated ways.



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## EXTERIOR LIGHTING

Common lighting practices can interfere with legitimate public concerns.

### Truckee Municipal Code— Title 18 Development Code

#### 18.30.060 - Exterior Lighting and Night Sky

1. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principles among these concerns are:

Acceptable Dark Sky Fixtures



- a. The degradation of the nighttime visual environment by production of unsightly and dangerous glare;
- b. Lighting practices that interfere with the health and safety of Truckee's residents and visitors;
- c. Unnecessary waste of energy and resources in the production of too much light or wasted light;
- d. Interference in the use or enjoyment of property which is not intended to be illuminated at night; and
- e. Loss of the scenic view of the night sky due to increased urban sky glow

If you'd like to join a Dark Sky Committee, please email [info@glenshiredevonshire.com](mailto:info@glenshiredevonshire.com)



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## NO NEED FOR SPEED

### Speeding In Our Community Is Becoming Worrisome!

The Association has been receiving an increased amount of speeding complaints from Members over the past year. Much of this speeding is noted on Glenshire Drive, especially between Martis Peak Road and Wiltshire. West end of Glenshire Drive, Rolands, Whitehorse and The Strand have also been reported with increased speeding. Many speed warning banners and

signs have been posted. They appear to be helpful initially, but it seems people get accustomed to seeing them and become less helpful as time goes by. Some GDRA Residents have recently contacted the Town of Truckee requesting installation of a permanent solar powered speed feedback sign. The Town has been in contact with us to see if the Board would be open to using TSSA5 funds for this requested speed feedback sign. FYI: TSSA5 funds are used on the following activities in our region:

- Roadway Maintenance and Improvement (slurry, paving, drainage improvements)
- Trail Construction and Property Acquisition (i.e. portion of Legacy Trail)
- Snow Removal Services

This speed feedback sign/traffic concerns will be on the March 10, 2021 GDRA Board Agenda. A reminder to all of us that live here in Glenshire/Devonshire, please drive the speed limit and look out for our kids, animals and cyclists! We realize it's not just Glenshire/Devonshire residents speeding, as Glenshire Drive and other Glenshire streets incur public use. If anyone has any input on this matter, please feel free to contact Lori Kelley, GDRA Operations Manager at [lori@glenshiredevonshire.com](mailto:lori@glenshiredevonshire.com).



#### BASSETT FLOORING

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**If you have moved here since 2019, we want to hear from you.**

**Have you made Truckee your new home?**

Be a part of a Truckee Base Camp for a Big Life Focus Group. Our virtual focus groups will be held throughout March to connect with you and help you make Truckee Your Base Camp for a Big Life!

Meet fellow new residents and tell us what you want to know more about.

If you are interested in participating in these one-hour Zooms, contact [Lynn@Truckee.com](mailto:Lynn@Truckee.com).

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## TWO YEARS IN REVIEW

**The Association has successfully completed a number of facility improvements that are being enjoyed by our Community.**

Dear Members,

We have been receiving inquiries on the status of a variety of issues. Over the past two years we have had an increase in the volume and severity of HOA issues, which can be categorized into a few topics. An unforeseeable impact on each of us, and our community as a whole, is the global pandemic of the Coronavirus. The Association had to restructure work settings, revisit lease agreements, train staff, and install health and safety improvements to help minimize the spread of this deadly virus. As a community we can work together to get through these difficult times in the best possible way.

### Association Management and Staffing

The Association was short staffed for a large portion of 2018 through 2020. In the spring of 2019, The Association brought in CAMCO, a consulting company to assist with the organization and legal requirements of The Association. They have been a wonderful addition in the managerial support of operations.

The Association established a hiring and training process in 2019. This will help to accelerate the process and get staff up and running to support the community needs. Human Resource procedures were updated including job descriptions,

state mandatory trainings and other requirements. We have been recruiting for a new Facility Manager and look forward to welcoming that individual by spring 2021 to manage property inspections, conduct pool maintenance, maintain our open space, and improve on communications with property owners as it relates to inspections and complaints.

As a result of the active real estate market, there has been an increase in the number of property sales and therefore an increase in the number of first time inspections and the associated mandatory repairs and monitoring. The Association conducted 101 escrow inspections in 2020 as compared to 68 inspections in 2019 (a 49% increase). These required inspections are an important element in keeping our community in a compliant and acceptable state, although does require staff resources. **Welcome New Members!**

Homeowner annual dues were increased in 2021 from **\$396 to \$441**. Dues were not increased between the years 2008 and 2014. With expenses continuing to expand, the Association increased the dues over the last two years as a catch-up measure with the anticipation of smaller and more regular increases to match any increase of expenses. Also, the Association decided to change January 1 due date to March 1 after receiving this request from many GDRA Members. Although an increase in dues has been necessary for some time, the primary reason for the timing was for the hiring of forestry and defensible space personnel.

### Regulations

California expanded the financial requirements for HOAs in 2019. These requirements are extensive but generally include increased monthly financial reports and disclosures. This results in an increase of staff hours to meet the requirements.

As we are all aware, there has been a necessary increase in awareness of fire

safe requirements and safety precautions. The Association has committed to achieving a Fire-wise Designation, which means our community has taken appropriate measures to become more resistant to wildfire structural damage. To retain this designation there are extensive requirements which include our community continuing on a local plan with cooperative assistance from state forestry agencies and local fire staff. In addition, continue regular maintenance and education, to include fuel reduction on common space areas, ongoing defensible space inspections of owner properties, and property owners performing and log in defensible space/fire safety work. In relation to these requirements, defensible space inspections have more than quadrupled since 2018, from approximately 125 in 2018 to approximately 500 in 2020. To increase fire safety in our community, we are planning for even more inspections in 2021.

The Association has been collaborating with Truckee Fire Department to complete mandatory fuel thinning on common space parcels. Through this partnership eight parcels were improved over the past two years. The Glenshire/Devonshire Residents' Association is responsible for maintaining this mandatory fuel management every 7 to 10 years for each parcel.

Insurance regulations have been amended over the past few years, which have resulted in The Association revisiting existing policies and lease agreements. These amendments have escalated into related legal matters requiring the expenditure of funds and staff time.

The Association CC&Rs have not been significantly updated since 1998. So much has changed in legal requirements as well as what our community expects from The Association. An appointed committee has reviewed the CC&Rs to make recommended changes which will be forwarded to our legal advisor for





final drafting. Revision to the CC&Rs will require a vote by the community. You will be receiving additional information on this matter as we get closer to final drafting.

## Improvements

One of the most cherished amenities in our community is the GlenshireLake . Unfortunately, the dam that creates this pond has never been permitted. This was brought to the attention of The Association in 2018. Since that time we have been working to secure the appropriate permit through extensive research and bringing consultants on board to help with the process. This permitting process has been delayed due to the global pandemic.

In relation to the Lake, there has been an increase in required attention to improve the health of our Lake. A contributor to the pollution is the presence of dog waste. This is another reminder to always clean up after your pets in the common space and on surrounding trails. The increase of

dog waste in the area drastically decreases the health of our lake as well as increases the necessary staff time and cost to the association. We continue to work with our consultants to establish a maintenance strategy to restore and maintain the health of our Lake.

The Association has successfully completed a number of facility improvements that are being enjoyed by our community. Extensive repairs have taken place on the pool and deck area including plastering and Covid measures. One of the tennis courts developed a large crack which was repaired in 2020. One of the boardwalk projects which was started in 2017 has received extensive improvements including additional linear feet of railings. The crew that provided these improvements also improved deteriorating approaches to other boardwalks as necessary. We anticipate additional Lake Trail and boardwalk improvements in the future. The clubhouse

parking lot was also rebuilt in 2020.

To increase safety and reduce risk to GDRA Members, we have installed new signage in our common areas and intend to maintain ongoing. A significant increase to safety is the addition of a new winter pool safety cover, which will reduce pool and equipment repair costs.

To keep up with the current pace of things in Glenshire/Devonshire and increase efficiency, we have implemented new information technology (IT) measures, including installation of security cameras, new online owner portals and more efficient inspections systems.

I am always happy to discuss Association matters with Members; feel free to contact me at [lori@glenshiredevonshire.com](mailto:lori@glenshiredevonshire.com) or 530.587.6202.

*Lori Kelley*

Lori Kelley,  
GDRA Operations Manager



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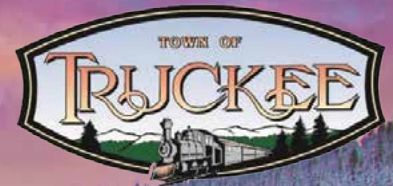
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## GDRA FIREWISE

Thank you  
Community  
Members,  
Truckee Fire,  
Nevada County  
Firesafe Council  
and all of our  
great Volunteers!

### Firewise Community 2nd Year In Review

We did it again Community Members! Another successful year as a "Firewise Designated Community". We couldn't have done it without You!

The Glenshire/Devonshire Association is proud to announce that with the help of Community Members performing defensible space and fire safety and logging info onto our website, Firewise Designation has been renewed for another year, through the end of 2021! And, by exceeding the defensible space quotas, the following eastern Truckee communities are officially included in the GDRA Firewise Community national recognition: Buckhorn Ridge, Cambridge Estates, Elkhorn Ridge, Sierra Bluffs, and The Meadows. Collaborative efforts will benefit the Greater Glenshire Region.

We want to thank community members for doing such a great job in handling defensible space work on their properties and for volunteering to help on neighbor and GDRA common areas. We realize costs are attached to some of with this work and hope the Truckee Fire sponsored 6 yard green dumpster rebate program and Firesafe Council sponsored green waste days at Truckee Rodeo grounds helped!

Thank you greater Glenshire Community for logging in your 2020 Defensible Space information!

7307	TOTAL HOURS	09	Average Cubic Yards Per Person
AVERAGE HOURS PER PERSON	21	3176	TOTAL CUBIC YARDS
		354	PEOPLE WHO PARTICIPATED
40	NUMBER OF PEOPLE WHO HELPED A NEIGHBOR		

Firewise Community Designation Certificate can be found in your Owner Portal under Documents

Our Firewise designation has and continues to benefit our Community in many ways:

- Grant funding opportunities for fuel reduction work in our common areas
- Funding for Green Waste days and other community benefits
- Possible reduced rates on homeowner insurance
- Important ongoing fire safe education
- A more engaged and safer community
- Successful Wildfire Preparedness workshops

### GREAT THANKS TO

All Community Members, Volunteers, Truckee Fire and Nevada County Firesafe Council!

*Lori Kelley*

Lori Kelley,  
GDRA Operations Manager

Less Of Our Light  
More Star Light  
in Glenshire/Devonshire





## GDRA POOL UPDATE

I know that our community can pull through anything thrown our way and we can make the most of it!



### Summer Dreamin'

Is anyone else dreaming about hot summer days next to the pool? The smell of sunscreen in the air, the calm crisp mornings of laps, and the screaming splashing afternoons? Yeah, me too!

Here we are in March and already pool preparation has started (in all reality, I'm writing this in February and yes, preparation has begun). Over the fall we installed our new Winter Safety Tarp. This is a huge safety relief off the staff's hands as well as protects the integrity of the pool shell over winter. This year we are prepared for any way we need to open, whether that be like last summer with slotted times to reserve, or previous summers with the standard procedure.

Now that our staff knows how to operate in both scenarios, I'm expecting a smooth transition into summer pool operation. As we know, our opening status is regulated by the Nevada County and State Health Guidelines. So the best thing we can do now is be as prepared as we can for the unknown. We don't know what the pandemic will look like by summer, we don't know what will happen during fire season, or whatever else we might encounter. However, after last summer, I know that our community can pull through anything thrown our way, and we can make the most of it!

Just as the staff has started to prepare for pool season, you can too. We recommend that you make sure you are able to log

on to your esoft account, make sure all your family members are added, and the contact information is correct. Then when it's time to grab a slot or a pass, you are ready to go. Stay tuned for pool info and software sometime in April (normally). Everyone adapted to the change last season so well. I am confident that this summer will be even better.

Soon we will be back at the pool together again. Till then I'll be dreaming of mermaid tails, the taste of popsicles, cool dips in the pool, and of course catching up with all of you! See ya when the snow melts!

*Ashley Pose*

Ashley Pose,  
GDRA Pool Manager



## GDRA & DAY CARE

We wish the participants and teachers of Play Date all the best success in their continued operations.

### GDRA and Day Care

The GDRA Board of Directors has approved a lease for the Clubhouse and nearby grounds with Play Date Clubhouse for January through March 2021. We felt that the ongoing public health and economic situation justified allowing for more time to arrange for Play Date's future operations, even though important issues remain with GDRA renting the clubhouse to a day care operation. Providing a new lease ending March 31 represents a compromise but should not affect the application for renewal of GDRA insurance in April. The Board worked with the Clubhouse Use Advisory Committee to address issues that could be resolved for the January-March period.

Lease conditions include following public health guidelines pertaining to minimization of spread of the COVID-19 virus. Among others, these include those issued by the California Department of Public Health (CDPH) for child care operations, and the September 2020 guidance regarding

cohorts, which specifies a maximum of 14 children and 2 adults. Complying with established State guidelines helps protect both the health and other interests of GDRA members.

Also, participation in day care at the GDRA Clubhouse is limited to members and tenants only.

We have previously identified additional lease issues and wish to provide additional detail in response to requests from members. One important (though not the only) concern is insurance costs and coverage. As a consequence of the ongoing day care

operation we were not able to renew the umbrella coverage that we had previously and therefore sought excess liability coverage in another insurance market. Due to the presence of day care at the time of renewal, our total liability insurance premiums for the April 2020 renewal cost over \$22,000 more than the rate without day care. Moreover, two important new exclusions were added to the excess coverage: water hazard (not including the pool, which remains covered as before), and snow and ice removal. "Water hazard" includes the risk of someone breaking through the pond ice. Though unlikely, this is a possibility, all the more so now with

### Need help paying your bills? COVID-19 Customer Relief Program

**Have you suffered a financial hardship due to the COVID-19 crisis?** Qualifying TDPUD primary residential customers, which includes customers **filing for unemployment, documenting a 25% loss of income, or meeting income guidelines**, can receive a credit on their bill up to twice their highest bill in the last twelve months.

**To Qualify:** Applicant must be a TDPUD account holder and primary resident, and either:

- meet Nevada County income guidelines;
- have filed for unemployment or who are self-employed and have had your family income drop by 25% or more;
- have or qualify for other county/local assistance programs

**Learn More:** Visit [tdpud.org/assistance](https://tdpud.org/assistance)

**To Apply:** Call Sierra Community House at **(775) 298-0010**.



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warmer and highly variable winter temperatures. Our aggregate insurance maximum, the level of which follows the advice of insurance professionals knowledgeable about the homeowners association market, is a total of \$2 million in our "base" policy plus \$5 million excess liability coverage. An incident in the pond, or one related to snow/ice removal from GDRA property, would be excluded from the latter amount. Essentially, this means that the presence of day care on GDRA premises creates an additional financial risk to each member of up to \$3,685.




In 2020, GDRA incurred other costs far in excess of the day care rental income, including legal services, administrative and facilities staff time, and utilities, which became more significant with Play Date operating full time. (Due to the extenuating circumstances of the pandemic, we did not increase the rental rates when Play Date starting using the clubhouse all day instead of just as an after school program.) For context, public jurisdictions normally charge staff time to entities that are being served individually (as distinct from the general public): our pool operations, for example, are funded by user fees. All in all, the additional costs to GDRA in 2020, above and beyond the rental income from Play Date, totaled over \$25,000 plus staff time. Although the current short term lease recovers a greater proportion of GDRA costs than the 2020 lease, it is still probably a net negative to Association finances, and other

nonfinancial concerns remain. As of this writing, the insurance, cost, administrative, and other issues are not resolved.

The Board understands the importance of day care to working families and is uniformly supportive of its existence in the neighborhood, however, unfortunately it is not consistent with our fiduciary duty to all membership to subsidize this, and only this, private business on GDRA premises, and also incur substantially underinsured liability risks for all Association members. To our knowledge, there is no other HOA, even much larger and better-funded ones than GDRA, that sponsors on-site day care analogous to Play Date. For all these reasons, the short term lease to provide an interim solution under the present emergency circumstances, yet not jeopardize the cost-efficient renewal of our former insurance coverage, was limited to the January-March period. Our understanding in November 2020 was that there was progress on a new site that would not be available until springtime, but we do not know any other details.

We wish the participants and teachers of Play Date, and all day care users and providers, all the best success in their continued operations.

*The Board*  
GDRA Board of Directors



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# WINTER ENERGY EFFICIENCY

By Breanna Kelley, Energy Efficiency Coordinator, Liberty Utilities

We are coming up on a full year of “pandemic life” and settling into the first full winter in this new “environment”. Even during a normal winter season, there is typically an increase in electric use and therefore cost. There are a variety of reasons for this: more hours of darkness require more indoor lighting, keeping your home warm and water heater hot requires more energy, and more time is spent indoors using electronics such as televisions, stereos, computers, etc. In addition to all of that, we are having to shelter in place, and many of us are working from home and/or have children participating in virtual school.

All of this extra time at home, particularly in the winter, further increases energy demands and can significantly impact your bill. But even with the increased need for electricity, there are actions you can take to keep your use and cost down.

## No Cost Tips To Save 10-25% On Your Electric Bill

- Turn off lights and appliances when not in use (and don't forget your computer!)
- Use space heaters sparingly (space heaters use a lot of electricity)
- Set the thermostat to 68° when home, and then back to 55-68° when unoccupied
- In the winter, open window coverings on the sunny side of your home to take advantage of free heat from the sun. Close the coverings on cloudy days or right after the sun sets

- Set your water heater to 120°
- Vacuum your refrigerator coils, underneath and in the back. They need air space to work properly



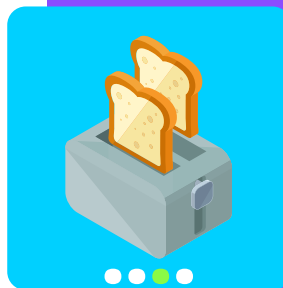
**TIP  
#1**

Only run the dishwasher and laundry machine on full loads



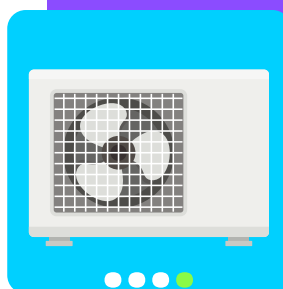
**TIP  
#2**

Turn the lights off when you leave the room



**TIP  
#3**

Unplug electronic devices and appliances that are not in use



**TIP  
#4**

Clean your appliances to help them run more efficiently



sustaining energy and water for life





- Close foundation vents in the winter months (keeping cold air out of your crawl space)

### Low Cost Tips To Save 10-25% On Your Electric Bill

- Use LED light bulbs instead of incandescent ones
- Caulk windows and weather-strip doors
- Install a hot water heater blanket
- Install hot water pipe insulation
- Install electrical outlet and switch plate insulation
- Clean your furnace system and check ducts for leaks
- Replace furnace and air conditioner filters monthly
- Replace normal thermostats with programmable thermostats

### Additional Ways To Save

- Use natural light as much as possible
- Turn on the energy-saver switch on the dishwasher
- Wash only full loads in dishwasher and clothes washer
- Shut the door immediately to keep cold air out and warm air in
- Wash laundry with warm or cool water
- Use your lowest dryer setting
- Take a shower not a bath
- Take shorter showers
- Use curtains and drapes to keep out cold air or drafts, and keep in heat
- Keep furniture away from heating vents

### Home and Business Energy Audits

Beyond the Do it Yourself (DIY) options, Liberty can help! Consider scheduling a FREE Home or Business Energy Audit. A Liberty auditor will visit your home or business (in person or virtually) to identify ways to help you save energy and money. You will receive free energy efficient light bulbs and other simple conservation measures may be offered or recommended to help you save. To request a FREE Energy Audit, call your local customer service representative at 1.800.782.2506.



Breanna Kelley,  
Energy Efficiency  
Coordinator,  
Liberty Utilities

### Are You Prepared for an Emergency?

Liberty Utilities takes emergency preparedness seriously, and you can rest assured knowing that our staff is prepared for any disaster situation that could impact our community.

Celebrate

### NATIONAL PREPAREDNESS MONTH

with us and take the following steps to ensure you and your family know how to stay safe in a disaster.



Build or purchase an emergency kit.



Learn the community's evacuation routes and shelter locations.



Make sure your contact information is up to date.



Liberty Utilities

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## VOLUNTEER APPRECIATION

A sincere  
Thanks to all of  
our Wonderful  
Volunteers!

### Glenshire/Devonshire Community Involvement

There are many GDRA Members that have offered their time to help improve our community and environment through volunteering. These volunteers were especially instrumental this past year, filling in gaps where staff was unavailable, going the extra mile!

Below is a list of committees and opportunities where Members can get involved. Included are Members we greatly appreciate for volunteering their time over this past year.

#### CC&R Committee

Colleen McCarthy, Anna-Grahn-Nilsson and Susan Robinson

#### Design Review Committee

Ron Boehm, Brian McEneaney, Dennis Martin and Tyler Ross

#### Firewise Committee

Jennifer Bloomfield, Simone Cordery-Cotter, Doug Coulter and Adrian Juncosa (pre-Board)

#### Lake/Trail Committee

Don & Jennifer Boehm, Mary-Anne Carley, Sheila Greeno, David Shaw and Diana Yale

#### Common Area Fuel Reduction

Nancy Barna, James Bartlett, Bill Howdyschell, Dirk Jensen, Adrian Juncosa (pre-Board) and Miriam Rack

#### Administrative

Jennifer Boehm and Nora Turner

A sincere Thanks to all of our Wonderful Volunteers!

GDRA Board & Staff

If you are interested in getting involved, please visit [glenshiredevonshire.org](http://glenshiredevonshire.org) "Your Community" tab for more details.

## Your Health is Our Number One Priority

- Gene Upshaw Memorial Tahoe Forest Cancer Center
- Orthopedics, Sports Medicine, and Total Joint Program
- 24-Hour Emergency Care
- Urgent Care
- Primary and Specialty Care Clinics
- Behavioral Health Services
- Endocrinology
- Joseph Family Center for Women and Newborn Care
- Tahoe Forest Women's Center
- Physical Therapy and Rehabilitation Services
- Tahoe Forest Center for Health
- Health, Wellness, Fitness, and Prevention Programs
- Diagnostic Imaging, Laboratory, and Pharmacy
- Ambulatory Surgery Center
- Home Health and Hospice
- Tahoe WoRx Occupational Health and Wellness
- Long Term Skilled Nursing Care
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- **New!** Financial Customer Service Program - (530) 582-3598



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# MEADOWS MITIGATE CLIMATE CHANGE

Healthy meadows provide critical habitat for all kinds of wildlife, support native vegetation, and improve water quality – but they also play an important role in mitigating the effects of climate change. This role will only become more important in the future, highlighting the importance of restoration and our mission- to protect, enhance and restore the Truckee River Watershed.

## Defend From Drought And Floods

Meadows are nature's sponge - they absorb rainwater and snowmelt, and release it slowly throughout the summer and fall. This function helps to both prevent flooding downstream during wet years, and sustains flows year-round in droughts.

## Protect Against Wildfire

A healthy meadow has a high water table, wet soils year round, and lush grasses. These conditions protect against wildfire, slowing progress and acting as natural firebreaks. On the other hand, degraded meadows can worsen the danger, with dried-out soils and flammable brush instead.

## Carbon Sequestration

In addition to all their other benefits, meadows are carbon sinks, capturing carbon dioxide from the atmosphere. Plants capture CO<sub>2</sub> from the air and sequester it in healthy meadow soil. As meadows degrade, however, they release their stored CO<sub>2</sub> and become a carbon source. Restoration can reverse this process, helping mitigate climate change.



Healthy meadows, like Perazzo Meadow, can hold water longer into the year, resisting fire, until the snow arrives.

Degraded meadow soils resemble the carbon-depleted soil on the left, while healthy ones look like the carbon-rich soil on the right.

To learn more about this restoration project and others, go to: [www.Meadowsforever.org](http://www.Meadowsforever.org)



@TruckeeRiverWatershedCouncil



@trwcnews

Visit our website to learn more and support these restoration projects - [www.truckeeriverwc.org](http://www.truckeeriverwc.org)



## BULLETIN BOARD

All GDRA Classes are postponed & GDRA facilities are closed until further notice.

### Non-profit Event Information Welcome

If you are involved with a Truckee non-profit holding an event you would like your neighbors to know about, please submit to Glenshire Assoc at [info@glenshired Devonshire.com](mailto:info@glenshired Devonshire.com) and we will publish brief information (no ads) in the appropriate Shire. Submit By: March 22, 2021 for May 2021 Edition.

### Lake Trail Fundraising Campaign

Thank you to those who have donated funds toward the lake trail! To make a donation, mail to: Glenshire Lake Trail Project, in care of the Truckee Tahoe Community Foundation, P.O. Box 366, Truckee, CA 96161 or visit [glenshired Devonshire.com](http://glenshired Devonshire.com) to donate online. Many upgrades and drainage revisions are being planned. Contact the GDRA offices to be on the Lake Trail Committee.

### Sign-up For Nixle

Nixle is a communication tool utilized by the Truckee Police Department and Truckee & Northstar Fire Departments to provide important communications to the community through email and text messages. Signing up is fast, easy and free. For more info visit to [www.nixle.com](http://www.nixle.com) and sign up today.

### [glenshired Devonshire.com](http://glenshired Devonshire.com)

Visit our website for links to fire safety info, the latest road conditions & local road web cams, Glenshire Drive road construction, Board meeting highlights and more...

### Clubhouse Dumpster

We can offer our dumpster to Members if there is room. Please contact us 24 hrs in advance to schedule. Wednesdays are preferred. All bags must be tightly tied and no cardboard allowed please.

### SOS Glenshire

Have a voice regarding the future of Eastern Truckee! SOS Glenshire (Saving Open Space around Glenshire) is working to ensure that our voice is heard in the Town of Truckee General Plan Update, and in developments like Canyon Springs. At this time, it is important to keep informed - Please sign up for updates through our e-newsletter at [sosglenshire.org](http://sosglenshire.org)

### Glenshire Lake

Recreational activities in or on the lake, such as swimming, ice-skating or other similar activities, are not endorsed or recommended by the Association. The Association assumes no responsibility for any such use. Please enjoy the beauty, don't litter, control and pick up after your pets.

### We're on Facebook

Facebook is the easiest and fastest way to get the latest important information to you by reposting Truckee Tahoe Road Conditions, Truckee CHP, and the Town of Truckee messages.

#### Submit A Citizen Request Through Our Request Truckee Portal



Request Truckee helps residents reach the Town online or via their smartphone to request services or get help fixing issues. Choose a category by clicking the bulleted item for the request you'd like to submit, then follow the directions to enter the location of the issue, add an image, type in the description, follow the prompts, and submit! As this system is not monitored 24/7, issues related to public safety or those requiring immediate attention should be reported directly to the Truckee Police Non-Emergency Line at 530.550.2320.

#### Request Help From Town of Truckee

The Town of Truckee is responsible for road conditions and snow removal. To request services or help with Town related issues such as trash/recycling, roadway, drainage, snow/ice, sidewalks/trails, noise, tree/vegetation, graffiti, signs/signals, dead animal on road or spill to name a few, please visit <https://www.townoftruckee.com/i-want-to/submit-a-request>





## DESIGN REVIEW COMMITTEE

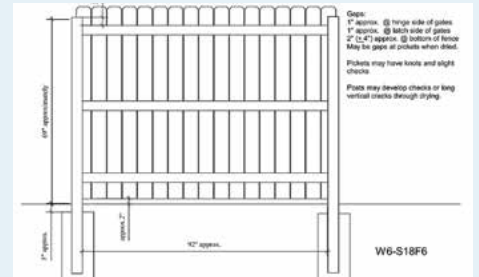
DRC goals are to enhance the natural beauty & property values of our community.

### Design Review Committee

The Design Review Committee (DRC) goals are to enhance the natural beauty and property values of the community, and to foster quality of construction and architectural compatibility among neighboring structures, and to promote a harmonious relationship between structures and the landscape.

Any building, addition, fence, wall, deck, shed, roof, parking pad, exterior paint or structural alteration (i.e. tree removal), unless noted, must be approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the DRC.

Please submit your DRC application or staff approval requests to [designreview@glenshired Devonshire.com](mailto:designreview@glenshired Devonshire.com) (and coming soon, through your new owner portal on [glenshired Devonshire.com](http://glenshired Devonshire.com) homepage).



# NEED 2 SPEED

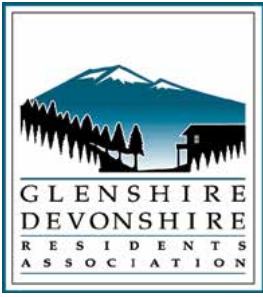
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Med. Sales Price - **\$792K** (\$570K in 2019)  
Avg. Sales Price - **\$801K** (\$591K in 2019)



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